

Subject: RE: San Pedro Courthouse Development
From: Ryan Guthrie <rguthrie@hollandpartnergroup.com>
Date: 12/15/2016 09:36 AM
To: Lorena Parker <lparker@sanpedrobid.com>, "Warren A. Gunter" <w.gunter@sbcglobal.net>
CC: "evelazquez@bos.lacounty.gov" <evelazquez@bos.lacounty.gov>

Lorena,

Thanks for your offer to help in the outreach process! It certainly will be helpful.

I couldn't agree more with the need for outdoor dining. I believe an important component of the courthouse development will be outdoor spaces associated with the retail along 6th street.

Looking forward to working together in the coming year!

Happy holidays,

Ryan Guthrie

5000 E. Spring St., Suite 500
Long Beach, CA 90815
805-440-8875

From: Lorena Parker [mailto:lparker@sanpedrobid.com]
Sent: Wednesday, December 14, 2016 10:29 AM
To: Warren A. Gunter <w.gunter@sbcglobal.net>
Cc: Ryan Guthrie <rguthrie@hollandpartnergroup.com>; evelazquez@bos.lacounty.gov
Subject: Re: San Pedro Courthouse Development

Ryan,

We look forward to meeting with you regarding this important asset. Currently, we have very little patio dining in our District.

I also want to emphasize that we will be happy to take on a leadership role in your outreach efforts to the businesses and property owners in the area. Please let me know how we can be of assistance to you. I'm assuming you will get started after the first of the year.

Meanwhile, have a wonderful holiday season.

Best regards,

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
San Pedro Historic Waterfront
Business Improvement District

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On Wed, Dec 14, 2016 at 10:19 AM, Warren A. Gunter <w.gunter@sbcglobal.net> wrote:

Mr. Guthrie,

Thank you for taking my call earlier this week. I realize your involvement in the Courthouse development is just beginning. But as I said in our conversation, I want you to be aware of the small piece of property, on the Courthouse grounds, we have leased for many years.

One of the seven properties we own in downtown San Pedro is the building that houses Baramée Thai Restaurant, 354 W. 6th Street. The patio they use has been rented by us for many years, first from the County and now from the State Court system. We are worried about the future of this tiny piece of real estate as the County takes possession and development is pending. The restaurant would suffer great economic hardship if this patio was lost. Also the downtown would lose an attractive and popular place to dine.

I have attached the current agreement with the State Court System (showing the parcel details) and also some photographs of the patio to help you identify it's location.

I have copied Erika Velazquez, our new Harbor Area Deputy, who will be representing Supervisor Janice Hahn in San Pedro. Also copied is Lorena Parker, the Executive Director of the San Pedro Downtown Business Improvement District. This organization is made up and funded by the property owners in the immediate area surrounding the courthouse and has been in operation for almost ten years.

Thank you and looking forward to meeting you in San Pedro.

Warren Gunter
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